

Flood Risk Assessment

13 October 2016

The map adjacent taken off the Environment agency website shows the likelihood of the area to be flooded per year. The light blue (Flood Zone 2) is a 0.1 percent chance and the dark blue (Flood Zone 3) a 0.5 percent.

The map clearly shows the flooding does not reach any of the buildings on Sorrelsykes farm, however the access to the road will be affected when the slim chance of flooding occurs.

Ellers Lane which Sorrelsykes farm accesses off is adjacent to where Bishopdale Beck passes. This in turn connects to the river Ure approximately 1 mile further down stream.

The current owners having lived there for their entire lives and have never experienced flooding reaching beyond the access trail shown on the environment agency map.

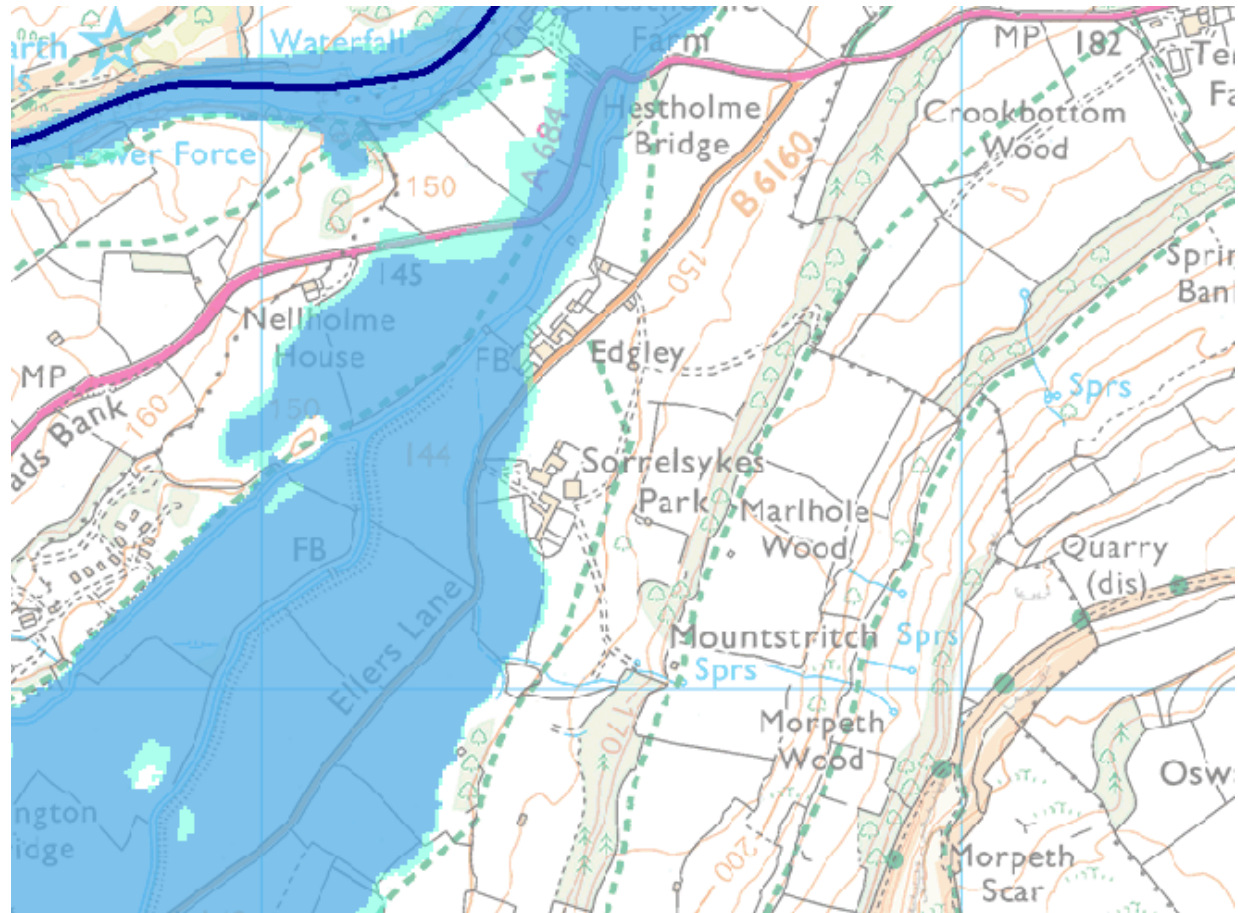


Figure 1: Environment Agency Flooding Map

The image below indicates the reason why no flooding occur higher than the access track. There is a considerable difference in levels (available upon request) with the proposed property being at one of the highest points on Sorrelsykes farm causing little and no concern about flooding directly to the property



Figure 1: Image indicating level difference between Access Track and Proposed Development